

OWNERSHIP

May 15, 2014 for this site, identified as Orange County Tax Lots 13, 14.2, 14.1, 16 and 17.2 in Section 5 Block 3, which is attached in Appendix VIII. C.2.b-4 herein as the "Red Apple Rest PSA". Pursuant to the Option to Lease Letter Agreement in Appendix VIII. C.2.b-1 herein, Applicant has the right to acquire a leasehold interest in the Red Apple Rest Site within 60 days after a License has been awarded by the Commission.

Project Site Tenants and Licensee

Upon the closing of the PSA, portions of the Project Site will be (i) occupied by Tuxedo Ridge, LLC ("Tuxedo Ridge"), (ii) leased to United Water, (iii) leased to Renaissance Entertainment Productions, Inc. ("REP Tenant") and (iv) leased to the Applicant pursuant to the Project Site Lease described above.

(i) Tuxedo Ridge holds the right to occupy a portion of the Project Site for operation of the ski center until no later than October 31, 2014 or such later date as may be agreed by the parties pursuant to that certain Termination and Settlement Agreement by and between Property Owner, Faire Partners, LLC and Tuxedo Ridge dated as of April 7, 2014.

(ii) United Water, as assignee of South County Sewer Corp., leases a portion of the Project Site for a term of 99 years pursuant to a Lease Agreement made by Sterling Forest LLC, as Landlord, and South County Sewer Corp., as Tenant, dated as of January 1, 2002, for purposes of operating the existing wastewater treatment plant, as well as the replacement water reclamation facility when built.

(iii) REP Tenant leases a portion of the Project Site pursuant to a Lease Agreement, dated as of March 19, 2002 (as amended, assigned and supplemented, the "REP Lease"). Upon the closing of the PSA, REP Tenant will enter into an Amendment of Lease with Applicant, pursuant to that certain Settlement Agreement by and between Property Owner, Faire Partners, LLC and REP Tenant dated as of April 15, 2014, pursuant to which REP Tenant will occupy a portion of the Project Site until November 30, 2022 and continue to operate a medieval-themed park ("Renaissance Faire") on a portion of the Project Site. Applicant plans to integrate the Renaissance Faire into Sterling Forest Resort.

Appendices

REDACTED